

This instrument was prepared by

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This Form furnished by:

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124



**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Seventy Two Thousand Nine Hundred Ninety Two and 91/100----- DOLLARS,  
(\$72,992.91)  
to the undersigned grantor, D. W. Humphries Construction and Development Company, Inc. a corporation  
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
Robin Homes, Inc.  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

The above recited purchase price was paid from a purchase money second mortgage loan  
closed simultaneously herewith. This purchase money second mortgage is subordinated  
to a construction and development mortgage given by Robin Homes, Inc. to Shelby Bank.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and  
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is  
authorized to execute this conveyance, hereto set its signature and seal,  
this the 25th day of August, 1983

ATTEST: D. W. HUMPHRIES CONSTRUCTION AND DEVELOPMENT  
COMPANY, INC.  
  
\_\_\_\_\_  
Secretary By D. W. Humphries  
D. W. HUMPHRIES President

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that D. W. Humphries  
D. W. Humphries Construction and  
whose name as the President of Development Company, Inc. , a corporation, is signed  
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed  
of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand and official seal, this the 25th day of August, 1983.

Daniel M. Sp                       
Form ALA-32 (Rev. 12-74) Shelby Bank                                            
Notary Public

## EXHIBIT "A"

## PARCEL I

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 12, Block 1 of Amended Map of Wildewood Village, as recorded in Map Book 8 Page 3 in the office of the Probate Judge in Shelby County, Alabama; thence in a Northwesterly direction, along the Southwesterly line of said Lot 12, a distance of 115.0 feet; thence 90 deg. left, in a Southwesterly direction, a distance of 210.25 feet; thence 38 deg. 35 min. left, in a Southerly direction, a distance of 184.07 feet to the point of beginning; thence 62 deg. 05 min. 50 sec. left in a Southeasterly direction, a distance of 114.0 feet; thence 21 deg. 20 min. 30 sec. right, in a Southeasterly direction, a distance of 160.72 feet; thence 66 deg. 37 min. 18 sec. right, in a Southwesterly direction, a distance of 234.23 feet; thence 113 deg. 22 min. 42 sec. right, in a Northwesterly direction, a distance of 213.15 feet; thence 21 deg. 20 min. 30 sec. left, in a Northwesterly direction, a distance of 101.36 feet; thence 97 deg. 23 min. 09 sec. right, in a Northeasterly direction, a distance of 216.80 feet to the point of beginning; being situated in Shelby County, Alabama.

## PARCEL II

A parcel of land located in the West 1/2 of the NW 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of said Section 1, thence in a Northerly direction, along the West line of said Section 1, a distance of 786.58 feet, thence 26 deg. 02 min. 50 sec. right, in a Northeasterly direction, a distance of 401.84 feet; thence 19 deg. 45 min. right, in a Northeasterly direction, a distance of 229.37 feet to the point of beginning; thence 10 deg. 15 min. left in a Northeasterly direction, a distance of 146.98 feet, thence 10 deg. 15 min. left, in a Northeasterly direction, a distance of 209.68 feet to a point on the Southwesterly right of way line of an Alabama Power Company Transmission Line Easement, thence 100 deg. 49 min. 10 sec. right, in a Southeasterly direction along said right of way line a distance of 101.36 feet, thence 21 deg. 20 min. 30 sec. right, in a Southeasterly direction along said right of way line, a distance of 213.15 feet, thence 57 deg. 50 min. 20 sec. right, in a Southwestely direction, a distance of 202.51 feet, thence 20 deg. 30 min. right, in a Southwesterly direction, a distance of 125.32 feet, thence 90 deg. right, in a Northwesterly direction, a distance of 280 feet to the point of beginning; being situated in Shelby County, Alabama

## Subject to:

- (1) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 315 Page 207 in Probate Office.
- (2) Agreement and easement to Alabama Power Company in Deed Book 264 Page 28 in Probate Office.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 SEP 23 PM 12:31

see Mtg H36-958  
R. A. Shoultz, Jr.  
JUDGE OF PROBATE

Fee 3.00  
Jud 1.00  
H.00